

PLAT OF SURVEY

KNOWN AS 40 WISCONSIN STREET, BEING ALL OF BLOCK "N" IN THE PLAT OF THE WESTERN ADDITION TO OSHKOSH, ALSO LOTS 4, 5, 16, 17, 18 AND THE NORTHWESTERLY 30.0 FT. OF LOTS 6 AND 15 IN BLOCK "M" OF THE WESTERN ADDITION TO OSHKOSH, ALSO THAT PART OF VACATED HANCOCK STREET LYING SOUTHEASTERLY OF THE EXTENDED NORTHWESTERLY LINE OF LOT 18 IN BLOCK "M" IN SAID WESTERN ADDITION AND THE EXTENDED SOUTHEASTERLY LINE OF BLOCK "N" IN SAID WESTERN ADDITION, EXCEPTING THEREFROM THAT PORTION OF HANCOCK STREET LYING NORTHEASTERLY OF A LINE DESCRIBED IN DOCUMENT NO. 446097 AND EXCEPTING THOSE PORTIONS CONVEYED FOR RAILROAD PURPOSES BY DEEDS RECORDED IN VOLUME 86 ON PAGE 184, VOLUME 86 ON PAGE 192 AND IN VOLUME 331 ON PAGE 246. ALL IN THE FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

THE ABOVE CAPTIONED LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF BLOCK "N" IN THE WESTERN ADDITION TO OSHKOSH, THENCE SOUTH 38-55-38 WEST ALONG THE NORTHWESTERLY LINE OF BLOCK "N" 156.31 FT. TO A POINT ON THE NORTHEASTERLY R.O.W. LINE OF AN EXISTING RAIL LINE (FORMERLY THE OSHKOSH TRANSPORTATION COMPANY RAILWAY), THENCE SOUTH 35-04-43 EAST ALONG SAID RAIL R.O.W. 67.87 FT. TO A POINT ON THE NORTHEASTERLY R.O.W. LINE OF MARION STREET (SOUTHWESTERLY LINE OF SAID BLOCK "N"), THENCE SOUTH 46-52-46 EAST ALONG SAID R.O.W. LINE OF MARION STREET 68.87 FT. TO A POINT ON THE NORTHEASTERLY R.O.W. OF AN EXISTING SPUR TRACK, THENCE SOUTH 57-42-55 EAST ALONG SAID SPUR TRACK R.O.W. 127.75 FT. TO A POINT ON A CONCRETE BLOCK WALL AND THE END OF SAID SPUR TRACK, THENCE SOUTH 32-17-05 WEST ALONG SAID WALL 12.00 FT. TO A POINT ON THE SOUTHWESTERLY R.O.W. LINE OF SAID SPUR TRACK, THENCE NORTH 57-42-55 WEST ALONG SAID SPUR TRACK R.O.W. 65.05 FT. TO A POINT ON THE NORTHEASTERLY R.O.W. LINE OF MARION STREET, THENCE SOUTH 46-52-46 EAST ALONG SAID MARION STREET R.O.W. 286.71 FT. TO A POINT ON THE NORTHEASTERLY R.O.W. LINE OF SAID EXISTING RAIL LINE (FORMERLY THE OSHKOSH TRANSPORTATION COMPANY), THENCE SOUTH 47-54-14 EAST ALONG SAID RAIL R.O.W. 106.85 FT. TO THE END OF SAID RAIL R.O.W., THENCE SOUTH 42-05-46 WEST 1.91 FT. TO A POINT ON THE NORTHEASTERLY R.O.W. LINE OF MARION STREET, THENCE SOUTH 46-52-46 EAST ALONG SAID MARION STREET R.O.W. 13.33 FT. TO THE SOUTHEASTERLY CORNER OF SAID BLOCK "N" IN SAID WESTERN ADDITION, THENCE NORTH 38-44-53 EAST ALONG THE NORTHWESTERLY LINE AND EXTENDED NORTHWESTERLY LINE OF DAWES STREET (SOUTHEASTERLY LINE OF BLOCK "N") 253.85 FT., THENCE NORTH 51-59-34 WEST 46.24 FT., THENCE NORTH 58-49-26 WEST 75.66 FT., THENCE NORTH 51-59-34 WEST 150.00 FT., THENCE NORTH 38-51-37 EAST 283.73 FT. TO THE NORTHEASTERLY LINE OF BLOCK "M" IN THE WESTERN ADDITION, THENCE NORTH 51-32-06 WEST ALONG SAID NORTHEASTERLY LINE OF BLOCK "M" 150.44 FT. TO THE NORTHWESTERLY CORNER OF LOT 4 IN SAID BLOCK, THENCE SOUTH 38-53-20 WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 126.15 FT. TO THE SOUTHWESTERLY CORNER OF SAID LOT 4, THENCE NORTH 51-45-24 WEST ALONG THE NORTHEASTERLY LINE OF LOT 18 IN SAID BLOCK 60.25 FT. TO THE NORTHWESTERLY CORNER OF SAID LOT 18, THENCE SOUTH 38-54-07 WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 119.79 FT. TO A POINT ON THE NORTHWESTERLY LINE OF RADFORD PLACE (FORMERLY HANCOCK STREET), THENCE SOUTH 38-56-47 WEST 60.00 FT. TO A POINT ON THE SOUTHWESTERLY LINE OF RADFORD PLACE (NORTHEASTERLY LINE OF BLOCK "N" IN THE WESTERN ADDITION), THENCE NORTH 51-58-01 WEST ALONG THE NORTHEASTERLY LINE OF SAID BLOCK "N" TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.139 ACRES.

FEBRUARY 26, 1986 SURVEY NO. 1697-S
MARCH 3, 1986 (REVISE BLDG. TIES ALONG MARION ST.)

SURVEY FOR SCHMITT ABSTRACT

() = RECORD DIMENSIONS.

- DENOTES 1 INCH DIAMETER IRON PIPE FOUND.
- DENOTES 1 INCH DIAMETER IRON PIPE, 24" LONG, SET
- △ DENOTES P.K. NAIL SET.
- ALL OTHER CORNERS MONUMENTED AS NOTED.

NOTE: SURVEY WAS PERFORMED AT TIME OF CONSIDERABLE SNOW COVER.

I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary, fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

national survey & engineering
417 NORTH SAWYER
OSHKOSH, WISCONSIN 54901
(414) 426-2800

